



Pear Tree House, 11 Pears Grove, Emsworth PO10 8JY

Guide Price £650,000 Freehold



11 Pears Grove

Prinsted

- Stylish and Spacious Home
- South Facing Garden
- Principle En-Suite
- Four Double Bedrooms
- Home Office Room
- Allocated Parking for Two Vehicles

Pear Tree House is a distinctive modern residence set within the sought-after coastal hamlet of Prinsted. Extending to over 2,000 sq. ft. it combines generous proportions with refined detailing, offering both space and versatility. Positioned on a corner plot with a south-facing rear garden, the property lies just moments from the shoreline and within easy reach of sailing clubs, village amenities, and scenic coastal walks. The accommodation is arranged across three floors, with a welcoming hallway leading to a bright sitting room and an expansive kitchen/dining room that is ideal for family gatherings, the ground floor is completed with a WC and separate utility area. Throughout plantation shutters to the principal windows bring a touch of classical elegance, while ample storage throughout enhances the home's practicality.

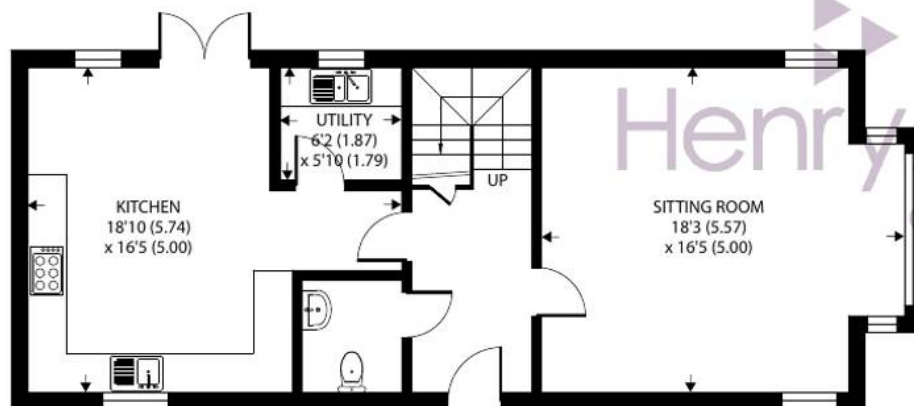
On the first floor, there are two double bedrooms, with the principal room benefiting from a shower room and wardrobes, a further bathroom, and a flexible bedroom/home office. The top floor provides two additional double bedrooms and another bathroom, with one of the rooms equally suited as a family or media room. This thoughtful layout ensures adaptability for a range of lifestyle needs.



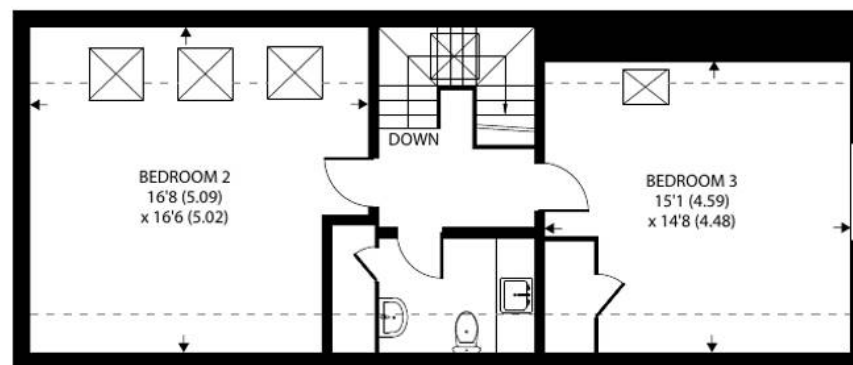




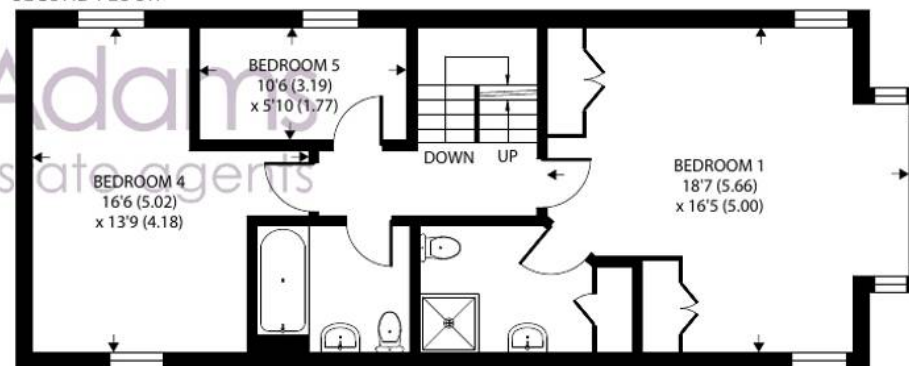
Denotes restricted
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

11 Pears Grove, Emsworth

Approximate Area = 1913 sq ft / 177.7 sq m

Limited Use Area(s) = 145 sq ft / 13.4 sq m

Total = 2058 sq ft / 191.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025.
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Outside, the south-facing garden has been landscaped for low-maintenance enjoyment, while the property also benefits from two allocated parking spaces. With its elegant detailing, adaptable design, and enviable coastal setting, Pear Tree House offers a rare opportunity to secure a truly special home in one of the area's most desirable locations.

Prinsted is a desirable hamlet adjoining the popular West Sussex village of Southbourne. Enjoy walks, wildlife and water sports at Chichester Harbour, a designated Area of Outstanding Natural Beauty. Prinsted is less than one mile from the station, which connects the village with surrounding towns, including Gatwick, London Victoria and Southampton. There are also a farm shop, local Co-Op, pharmacy, church and public house. A doctors surgery, veterinary practice and children's nursery are within walking distance. Southbourne is also served by Bourne Community College and Southbourne Primary School. Further facilities can be found in Emsworth and Chichester which are linked by road and a regular bus service in both directions on the A259. Surrounding Prinsted is wonderful countryside and farmland.

Council Tax band: F

EPC Energy Efficiency Rating: C





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.